9297

BOOK 9297 PAGE 422

49

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
HTI Memorial Hospital Corporation 4525 harding road NASHVILLE, TENN. 37205	51-6-13 51-6-56 51-6-55 51-6-11	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, P.O. Box 198062, Nashvile, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Nashville Memorial Hospital, Inc., a/k/a Nashville Memorial Hospital, and Memorial Companies, Inc., collectively (the "Grantor") has bargained and sold, and by these presents transfers and conveys to HTI Memorial Hospital Corporation, a Tennessee corporation, (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties. (All Tracts)

2. Easement(s) as set forth in instrument of record in Book 6211, page 820, Book 6211, page 824 and Book 6211, page 827, Register's Office for Davidson County, Tennessee. (Tract 1, 2 and 3)

3. Right-of-Way Easement Agreement to Nashville Gas Company as set forth in instrument of record in Book 6928, page 969, Register's Office for Davidson County, Tennessee. (Tract 1 and 3)

4. Sanitary Sewers and/or Storm Drainage Easement(s) as set forth in instrument of record in Book 4067, page 959, Register's Office for Davidson County, Tennessee. (Tract 2)

5. Overhead Line Easement(s) as set forth in instrument of record in Book 5294, page 394, Register's Office for Davidson County, Tennessee. (Tract 2 and 3)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $33,950,700.00

Affiant

Subscribed and sworn to before me this 31 day of March, 1994.

Notary Public
My Commission Expires: 5/26/96

NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE

141017 0 LLANE
080102-000 4/1/94

6. Easement for flow of creek, shown as a drain on survey dated March 30, 1994, last revised March 31, 1994, prepared by Ragan-Smith-Associates, Inc. (Tract 2 and 3)

7. Limited access due to insured land being adjacent to I-65, a controlled access highway. (Tract 1 and 2)

8. Restrictions and Easements as set forth in instrument of record in Book 2336, page 358, Register's Office for Davidson County, Tennessee. (Tract 3)

9. Sanitary Sewers and/or Storm Drainage Easement(s) as set forth in instrument of record in Book 3839, page 943, Book 3839, page 951, Book 3840, page 395, (as to Tract 2) and Book 7397, page 887, Register's Office for Davidson County, Tennessee. (as to Tract 3)

10. Right-of-Way and Easement(s) as set forth in instrument of record in Book 8312, page 772, Register's Office for Davidson County, Tennessee. (Tract 3)

11. Right-of-Way Deed to Davidson County for ingress and egress for Due West Avenue of record in Book 2454, page 536, Register's Office for Davidson County, Tennessee. (Tract 3)

12. Agreement for Dedication of Easement for utility pole anchor purposes of record in Book 8527, page 733, Register's Office for Davidson County, Tennessee. (Tract 3)

13. Permanent Drainage Easement to Metropolitan Government of Nashville and Davidson County, as set forth in instrument of record in Book 7756, page 728, Register's Office for Davidson County, Tennessee. (Tract 3)

This is improved property located at 612 W Due West Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successor and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31 day of March, 1994.

NASHVILLE MEMORIAL HOSPITAL, INC.

By: W Elliott

Title: President

MEMORIAL COMPANIES, INC.

By: W Elliott

Title: President

EXHIBIT A

Beginning at an iron pin set on the north right-of-way line of Due West Avenue, a 60-foot road; said pin being situated at the west end of the northwest return curve at the intersection of Due West Avenue and South Graycroft Avenue; thence,

1. With the north right-of-way line of Due West Avenue, N 86° 47' 27" W, 296.81 feet to an iron pin set (N 86° 47' 27" W, 299.06 feet as recorded); thence,
2. Continuing with said right-of-way line, N 86° 38' 35" W, 759.54 feet to an existing iron pin; thence,
3. Continuing with said right-of-way line, N 87° 34' 14" W, 519.13 feet to an iron pin set at the southeast corner of a tract of land conveyed to Marion G. Doyle by deed recorded in Book 6226, Page 945, Register's Office of Davidson County, Tennessee (1282.60 feet as recorded in deeds; for comparison of calls No. 2 and 3 collectively); thence,
4. With the east line of Doyle, N 01° 22' 50" E, 702.78 feet to an iron pin set, (N 1° 14' E, 698.44 feet as recorded); thence,
5. With the easterly right-of-way line of Interstate 65, N 35° 52' 32" E, 169.83 feet to an existing highway right-of-way monument (N 35° 59' E 170 feet as recorded); thence,
6. Continuing with said right-of-way line, N 21° 36' 44" E, 106.32 feet to an iron pin set, (N 21° 34' 51" E, 106.42 feet as recorded); thence,
7. Continuing with said right-of-way line, N 12° 51' 14" E, 359.76 feet to an existing highway right-of-way monument, (N 12° 50' 39" E, 360.00 feet as recorded); thence,
8. Continuing with said right-of-way line, S 87° 27' 15" E, 40.83 feet to an existing highway right-of-way monument, (S 87° 52' 44" E, 41.01 feet as recorded); thence,
9. With the south line of a tract of land conveyed to Nashville Memorial Hospital, Inc. by deeds of record in Book 7033, Page 961; Book 7098, Page 887; Book 7098, Page 883 and Book 7176, Page 523, R.O.D.C., Tennessee, S 87° 15' 20" E, 907.05 feet to an existing iron pin, (S 87° 16' 46" E, 907.8 feet recorded); thence,
10. Continuing with said line, S 87° 15' 50" E, 33.82 feet to an existing iron pin, (S 87° 15' 01" E, 33.82 feet as recorded); thence,
11. With the west line of a tract of land conveyed to Oliver R. Campbell, et ux by deed of record in Book 2929, Page 485, R.O.D.C., Tennessee, S 03° 52' 52" W, 288.91 feet to an iron pin set, (S 03° 51' 44" W, 289.19 feet as recorded); thence,
12. With the south line of Campbell, S 87° 13' 07" E, 149.85 feet to an existing iron pin, (S 87° 15' 01" E, 150.00 feet as recorded); thence,
13. With the south line of a tract of land conveyed to Frances K. Campbell by deed of record in Book 3375, Page 39, R.O.D.C., Tennessee, S 87° 06' 40" E, 304.09 feet to an iron pin set in the west right-of-way line of South Graycroft Avenue, (a 55-foot right-of-way as widened), (S 88° 13' 51" E, 307.35 feet as recorded); thence,
14. With said west right-of-way line, S 02° 44' 17" W, 134.86 feet to an iron pin set, (S 02° 41' 23" W, 135.00 feet as recorded); thence,
15. With the north line of a tract of land conveyed to George H. Moore, et ux by deed of record in Book 2882, Page 186, R.O.D.C., Tennessee, N 87° 03' 53" W, 307.24 feet to an existing iron pin, (N 88° 09' 15" W, 310.59 feet as recorded); thence,
16. With the west line of Moore, S 04° 01' 15" W, 134.19 feet to an iron pin set, (S 03° 58' 00" W, 134.43 feet as recorded); thence,
17. With the south line of Moore, S 86° 56' 11" E, 310.25 feet to an iron pin set in the west right-of-way line of South Graycroft Avenue, (a 55-foot right-of-way as widened), (S 88° 02' 04" E, 313.58 feet as recorded); thence,
18. With said west right-of-way line, S 02° 44' 17" W, 149.03 feet to an iron pin set, (S 02° 41' 23" W, 155.00 feet as recorded); thence,
19. With the north line of a tract of land conveyed to Eugenia Elmore Peay by deed of record in Book 3505, Page 267, R.O.D.C., Tennessee, N 87° 10' 48" W, 314.29 feet to an iron pin set, (N 87° 12' 41" W, 317.65 feet as recorded); thence,
20. With the west line of Peay, S 04° 30' 17" W, 194.85 feet to an iron pin set, (S 04° 28' 24" W, 195.05 feet as recorded); thence,
21. With the south line of Peay, S 87° 09' 49" E, 320.29 feet to an iron pin set in the west right-of-way line of South Graycroft Avenue (a 55-foot right-of-way as widened), (S 86° 30' E, 307.0 feet as recorded); thence,
22. With said right-of-way line, S 02° 44' 17" W, 376.07 feet to an iron pin set at the north end of the northwest return curve at the intersection of South Graycroft Avenue and Due West Avenue, (377.83 feet as recorded in deeds); thence,
23. 44.21 feet along the arc of a curve to the right that has a radius of 28.00 feet to the point of beginning; said curve has a chord bearing and distance of S 47° 58' 25" W, 39.760 feet, (Length = 39.38 feet, Radius of 25.19 feet and chord bearing and distance of S 48° 32' 13" W, 35.49 feet as recorded).

This tract contains 41.196 acres according to a survey prepared by Ragan-Smith-Associates, Inc. dated March 29, 1994, last revised March 31, 1994.

Being the property conveyed to Nashville Memorial Hospital, Inc. and Memorial Companies, Inc., by deeds of record in Book 3465, page 393, Book 3531, page 311, Book 5199, page 53, Book 9111, page 739, Book 6211, page 824 and Book 7010, page 676, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John D. Claybrook, Notary Public, J.D. Elliot, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Nashville Memorial Hospital, Inc., a Tennessee not-for-profit corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 1ST day of ~~March~~ April, 1994.

John D Claybrook
Notary Public

My Commission Expires: 5/26/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John D. Claybrook, Notary Public, J.D. Elliot, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Memorial Companies, Inc., a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 1ST day of ~~March~~ April, 1994.

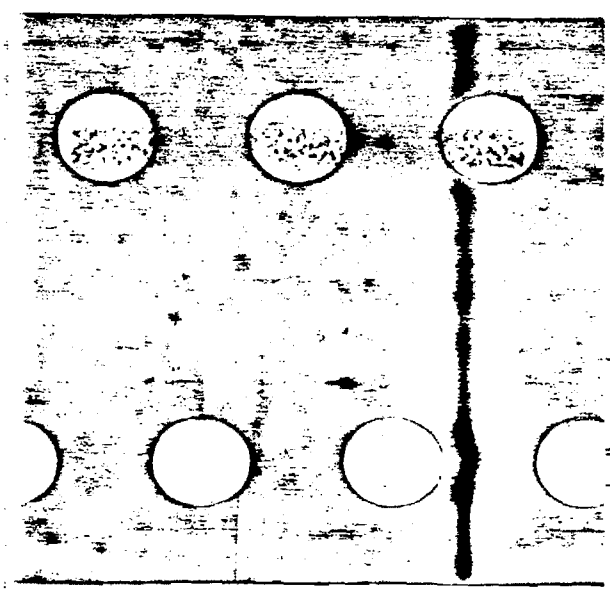
John D Claybrook
Notary Public

My Commission Expires: 5/26/96

8681 04/04 0101 03CHECK
125634.59

34091
IDENTIFICATION REFERENCE
94 APR -4 AM 9:06
REGISTER
DAVIDSON COUNTY, TN.

141017 0 LLANE
080102-000 4/1/94



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

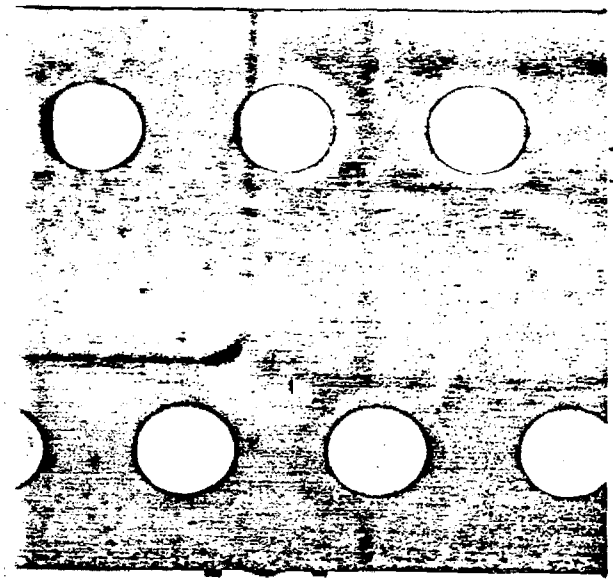
FOR _____

BOOK 9297 PAGE 426

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

Con Amt. 33,950,700.00



CON TX 125617.59
PRFEE 1.00
WDEED 16.00
TOTAL ~~125634.59~~
CHECK 125634.59

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/04/94 01 09:09 0001 8681

34091
IDENTIF. ↑ REFERENCE

94 APR -4 AM 9:07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 773946